

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

NOVEMBER 14, 2002

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **BDR 2002-0147 - KUNI AUTOMOTIVE: DESIGN REVIEW**

(Continued from October 24, 2002)

The applicant, Kuni Automotive, requests Design Review approval to construct a two story, 58,438 sq. ft. building intended for automobile sales and service as part of the Kuni Automotive development plan. This building will be constructed in two phases. Phase I is a 49,489 sq.ft. building intended for service, office and a sales showroom; Phase II is a 8,949 sq.ft. building addition intended for service only. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria as listed in Section 40.10.15.3.C of the Development Code. The subject properties can be specifically identified as Tax Lots 2100, 2300, 2401, 2500, 2600 and 2700 on Washington County Assessor's Map 1S1-10DD. Tax Lots 2100, 2300, 2401 and 2500 are zoned General Commercial (GC) while Tax Lots 2600 and 2700 are zoned Community Service (CS). Together the subject properties total approximately 4.24 acres in size.

NEW BUSINESS

PUBLIC HEARINGS

1. **BDR2002-0124 - US BANK AT BEAVERTON-HILLSDALE HIGHWAY & LAURELWOOD AVENUE**

(Request for continuance to December 5, 2002)

The applicant requests Type III Design Review approval for proposed development of the subject site, noted below. The proposed development is the construction of a new bank building and associated improvements. The building is proposed as one (1) level, approximately 3,043 square feet in size with two (2) drive-up teller lanes on the western side of the building. The applicant proposes ingress/egress along SW Laurelwood Avenue and a new right-hand turn lane along the subject site's eastern property line, within the SW Laurelwood Avenue right-of-way and proposed dedication area, on the north side of the intersection with SW Beaverton-Hillsdale Highway. The Board of Design Review will review the overall design of this request including buildings, landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is generally located at the northwest corner of the intersection of SW Laurelwood Avenue and SW Beaverton-Hillsdale Highway. The development proposal is specifically located on Washington County Assessor's Map 1S1-13BB, Tax Lot 06600. The affected parcel is zoned Office Commercial (OC) and is approximately 0.80 acres in size.

2. **GALLOWAY DENTAL CLINIC BUILDING**

The following land use applications have been submitted to develop the subject site with a new building and associated site improvements for a dental clinic and general office use. The development proposal is generally located on the north side of SW Allen Boulevard, west of SW Lombard Avenue. The development proposal is specifically located at 12075 SW Allen Boulevard; Washington County Assessor's Map

1S115CC, Tax Lot 13500. The site is zoned Neighborhood Service Center (NS) and is approximately 0.18 acres in size.

A. **BDR2002-0052 (Galloway Dental Clinic Building), Type III Design Review**

The applicant requests Type III Design Review approval to develop the subject site with a new building and associated site improvements for a dental clinic and general office use. The proposal includes removal of the existing on-site structure and construction of a two-story building, approximately 1800 square feet in size. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C. of the Development Code.

B. **VAR2002-0004 (Galloway Dental Clinic, Setback Variance), Design Variance**
(APPLICATION WITHDRAWN)

The applicant requests Design Variance approval to reduce the standard front yard setback of the Neighborhood Service Center (NS) zone. The proposed building would be set back eight (8) feet from the future street right-of-way of SW Allen Boulevard. The NS zone requires a minimum front yard setback of 20 feet.

3. **CEDAR HILLS CROSSING, ENTRY SIGNS**

The following land use applications have been submitted for freestanding signage upon two (2) individual structures; one (1) structure is proposed at the north entry and one (1) is proposed at the south entry of the mall as approved via BDR2002-0002 (Cedar Hills Crossing). The subject site, formally known as Beaverton Mall, is generally located on the west side of SW Cedar Hills Boulevard, south of SW Jenkins Road, north of SW Dawson Way. The development proposal is located at 3205 SW Cedar Hills Boulevard; Washington County Assessor's Map 1S1-09, Tax Lot 00200. The affected parcel is zoned Community Service (CS) and is approximately 36 acres in size.

A. **VAR2002-0005 (Cedar Hills Crossing Entry Signs, VAR - Size)**

The applicant requests Sign Variance approval for placement of freestanding signage that will exceed the size allowance for freestanding signs within the zoning designation of the subject site. The subject site is located within the Community Service (CS) zoning designation which allows for placement of a limited number of freestanding signs with up to 32 square feet per face in size; the applicant has proposed freestanding signage at 160 square feet per face (one-sided) for the purpose of identifying the main entries to the shopping center. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.4.C. of the Development Code.

B. **VAR2002-0009 (Cedar Hills Crossing Entry Signs, VAR - Height)**

The applicant requests Sign Variance approval for placement of freestanding signage that will exceed the maximum height allowance for freestanding signs within the zoning designation of the subject site. The subject site is located within the Community Service (CS) zoning designation which allows for freestanding signs up to 15 feet in height; the applicant has proposed freestanding signage up to approximately 40 feet above-grade for the purpose of identifying the main entries to the shopping center. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.4.C. of the Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.